116.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,200 / 714,200
					USE VALUE:	714,200 / 714,200
					ASSESSED:	714,200 / 714,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TREMBLY-BJORNGJELD BETTY
Owner 2:	
Owner 3:	
Street 1:	76 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,996 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7996.000	252,300		461,900	714,200
Total Card	0.184	252,300		461,900	714,200
Total Parcel	0.184	252,300		461,900	714,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 809.75 | /Parcel: 809.7

Legal Description

User Acct 74706

GIS Ref

GIS Ref

Insp Date 09/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,300	0	7,996.	461,900	714,200	714,200	Year End Roll	12/18/2019
2019	101	FV	220,800	0	7,996.	455,300	676,100	676,100	Year End Roll	1/3/2019
2018	101	FV	220,800	0	7,996.	349,700	570,500	570,500	Year End Roll	12/20/2017
2017	101	FV	220,800	0	7,996.	329,900	550,700	550,700	Year End Roll	1/3/2017
2016	101	FV	220,800	0	7,996.	303,500	524,300	524,300	Year End	1/4/2016
2015	101	FV	208,800	0	7,996.	283,700	492,500	492,500	Year End Roll	12/11/2014
2014	101	FV	208,800	0	7,996.	261,300	470,100	470,100	Year End Roll	12/16/2013
2013	101	FV	208,800	0	7,996.	261,300	470,100	470,100		12/13/2012

!9031!

PRINT

Date	Time
12/10/20	23:33:11

LAST REV

Date	Time
10/02/18	08:47:57
apro	
9031	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAWELEK MARY AN	26605-287		8/23/1996		189,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2013	1748	Re-Roof	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
2/6/2014	Info Fm Prmt	EMK	Ellen K
11/26/2008	Meas/Inspect	355	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/10/2000	Measured	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74706
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7996		Sq. Ft.	Site		0	70.	0.83	6									461,915						461,900	

Total AC/HA: 0.18356 | Total SF/SM: 7996 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 461,915 | Spl Credit | Total: 461,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342757
Depreciation:	90488
Depreciated Total:	252269

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

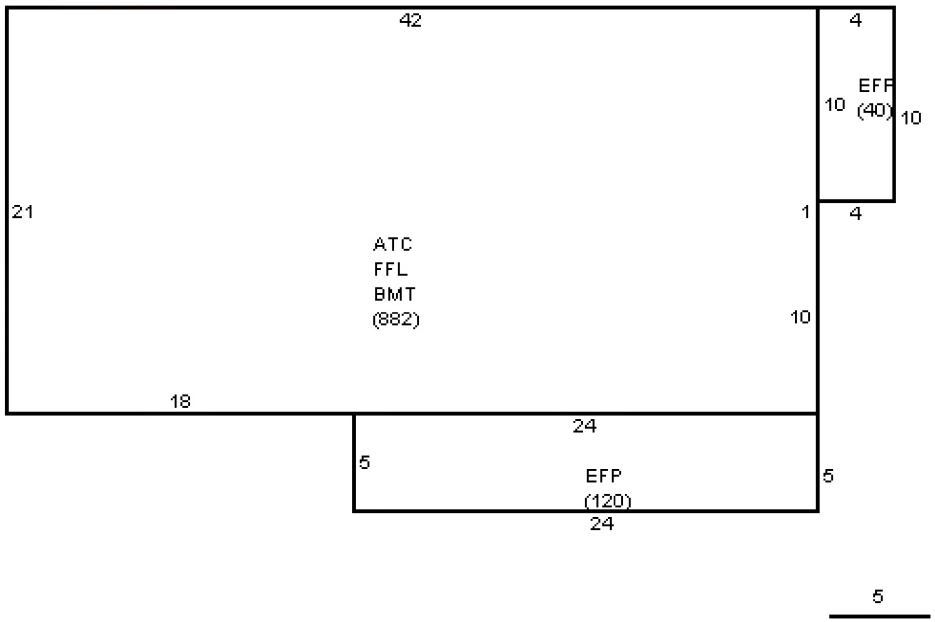
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	112.99
Final Total:	252300	Val/Su SzAd	211.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	882	52.640	46,433
FFL	First Floor	882	175.480	154,776
ATC	Attic	309	175.480	54,171
EFP	Enclos Porch	160	44.240	7,078

Net Sketched Area:	2,233		Total:	262,458	
Size Ad	1190.6999	Gross Are	2806	FinArea	882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: